

### **Slide 1 – Introduction**

Good morning, and thank you to the Council Subcommittee and Chairman Riley for the opportunity to present today.

- We're here to share the certified plan for One45 For Harlem — a thoughtful, community-driven proposal that transforms an underutilized block in Central Harlem into a mixed-use development anchored by housing, local retail, public space, tremendous opportunity – in a transit rich and culturally significant community.
- What you'll see today is the result of years of engagement with a broad range of stakeholders, existing Harlem residents, elected officials, and a variety of City agencies. Simply put - This plan delivers on the City's housing priority – and the urgent need to build housing in Central Harlem.

### **Slide 2 – Site Context Plan**

- The site spans the entire west side of Lenox Avenue between 144th and 145th Streets.
- It is well-located right on the 145th Street subway station (3 line), near Harlem cultural institutions, and a stone's throw to the new Universal Hip Hop Museum in the Bronx.
- Lenox Avenue and 145th Street are wide streets.

### **Slide 3 – Land Use Map**

- The property totals about 68,800 square feet. Roughly 15% of it (at 144th & Lenox) is zoned R7-2 with a C1-4 commercial overlay. The rest is zoned C8-3, which is outdated and doesn't allow housing — it's meant for auto shops and storage facilities. In fact, the only recent development nearby is a large and unsightly self-storage building.

### **Slide 4 – Zoning Map**

- The proposed C4-6 zoning is more appropriate for this area, which ample access to subway, buses, and nearby the Harlem River Drive and Bronx bridges. The C4-6 with MIH will enable more density to support both market-rate and affordable housing.
  - Under C4-6, allowable floor area ratios (FARs) are:
    - Residential: up to 12 (with MIH)
    - Community facility: 10
    - Commercial: 3.4
- In contrast, the current zoning allows no residential development on most of the site, and only 40,000 square feet on the R7-2 portion — with no affordable housing requirement.

### **Slide 5 - Site Photographs & Existing Uses**

- Currently, the site has low density, rundown retail buildings, one closed and one operating gas station, and a vacant corner lot.
- More importantly, there are no existing residential uses on site.

### **Slide 6 – Proposed Actions**

To redevelop the site, four land use actions are proposed:

- 1) Zoning Map Amendment – Change the zoning from C8-3 and R7-2/C1-4 to C4-6.
- 2) Zoning Text Amendment – Add the area to the Mandatory Inclusionary Housing (MIH) program.

- 3) Special Permit – Allow a rooftop gathering space in the Lenox Avenue tower.
- 4) Certification – Approve two curb cuts on 144th Street: one for loading, one for underground parking. By removing 10 curb cuts on 145<sup>th</sup> street we are improving traffic flow and pedestrian safety.

#### **Slide 7 – Project Overview**

- One45 is a transformative 940,000 square foot mixed-use development.
- It includes 968 residential units, with up to 30% set aside as permanently affordable across a range of income levels and emphasizes family-sized housing, with up to 30% 2- and 3-bedroom units.
- We've dedicated 23,000 square feet to create a state of the art community center. It will include an 8,200 SF exterior space.
- A 200 person gathering venue.
- The plan also includes 30,000 square feet of retail, prioritizing a fresh food grocer and local businesses, below-grade parking, and improvements to the Charles Young Playground, delivering long-term benefits to the Harlem community, aligning with the broader efforts to revitalize the area.

#### **Slide 8 – Project Overview – Certification Comparison**

- This slide compares the original 2021 certified application with the current certified plan submitted in December 2024.
- The updated plan still covers 940,000 GSF, but improves significantly on providing community benefits and housing.
- We've increased the total residential units from 866 to 968, adding over 100 new homes. The number of permanently affordable units also grew from 261 to 291, while maintaining deep affordability across a range of AMI bands.
- There is no Museum.
- The plan includes a 23,000 SF, community facility that we call TN-45, a Tech-Novation Center and CBO hub, including 8,200 SF of outdoor space.
- We've also expanded family-sized housing, with up to 30% of all units being 2- and 3-bedrooms, which is double the typical ratio seen in new developments.
- The project maintains below-grade parking, even though it's not required.
- The 200 person gathering space remains.

#### **Slide 9 – Program Axon**

- Here's a visual breakdown of how the program elements are distributed throughout the buildings.
- [Describe the image]

#### **Slide 10 – Affordable Housing Development in CB10**

- It is important to put this in context:
- This project would deliver over 40% of all the affordable housing built in CB10 in the past 10 years, that has been subsidized by HPD.

### **Slide 11 – Technovation Center**

- This will be a cornerstone of education, workforce development training, and creativity for Harlem residents, especially the youth. It will be a safe and welcoming place for the entire community that will foster and cultivate excellence and expand and enhance opportunity in emerging fields.

### **Slide 12 – Energy, Sustainability, & Resiliency**

One45 is designed with a strong focus on sustainability and resilience.

- We are building the FIRST Geo-thermal Green Energy District in New York and perhaps America, to make Central Harlem cleaner, healthier and improve the well-being of existing residents by drastically reducing toxic carbon emissions and other environmental hazards.
- We're using Energy Star appliances, all-electric systems, EV-ready infrastructure, and rooftop solar.
- To manage water, we've included green roofs, stormwater controls, and low-flow fixtures. We're also supporting commercial composting, providing backup power, and ensuring flood resilience by elevating critical systems.
- Finally, we're using low-emission materials to ensure a healthy indoor environment.

### **Slide 13 – Closing Remarks**

- In closing, One45 is not just another housing development — it's a significant and serious community investment.
- This plan reflects years of dialogue with a broad range of stakeholders, lots of Harlem residents, community leaders, and all of the elected officials.
- It replaces outdated land use with a forward-thinking, inclusive vision that brings nearly 1,000 new homes — including 291 permanently affordable units — to a transit-rich site that currently has no housing at all.
- It will create over 1,200 higher paying permanent/ temporary jobs and lead to new careers in emerging industries.
- It delivers real benefits: family-sized apartments, a youth-focused Tech-Novation Center, a robust Community Benefits Agreement, fresh food access, public space and infrastructure improvements, and best-in-class sustainability.
- We've listened. We've improved. And we've responded.
- Now, we respectfully ask the City Council to support this project — and help us bring meaningful, lasting change to Central Harlem – especially at this critical time as our City and Central Harlem face an exigent housing crisis.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 5/20/25

(PLEASE PRINT)

Name: Patrick Sullivan  
Address: Kramer Term - 1177 6th Ave 10036  
I represent: applicant  
Address: \_\_\_\_\_

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Appearance Card

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I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Bishop Michael Taylor  
Address: \_\_\_\_\_  
I represent: Urban Upbound  
Address: 132 E 111th St NY NY

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Appearance Card

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I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Larry Nickens  
Address: [redacted] EAST 112TH STREET NEW YORK  
I represent: HP THE 24 NETWORK  
Address: 75 EAST 112TH NEW YORK



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Appearance Card

I intend to appear and speak on Int. No. ONE 45 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: SARA PENNIBORN

Address: \_\_\_\_\_

I represent: SEIU 32BJ

Address: \_\_\_\_\_

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Appearance Card

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in favor  in opposition

Date: 5/20/25

(PLEASE PRINT)

Name: Nadiah El-Hamir

Address: [redacted] Lenox Avenue [redacted]

I represent: Community

Address: \_\_\_\_\_

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in favor  in opposition

Date: 5/20/2025

(PLEASE PRINT)

Name: Moire Davis

Address: [redacted] Lenox Avenue [redacted]

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

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in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ADANA BAKI

Address: \_\_\_\_\_

I represent: Abilene

Address: \_\_\_\_\_

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Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: MAY 27, 2025

(PLEASE PRINT)

Name: BRUCE TEITELBAUM

Address: \_\_\_\_\_

I represent: Owners / 145 FOR HARLEM +

Address: Development Team 233 Broadway

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Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/20/25

(PLEASE PRINT)

Name: Julius Tajiddin

Address: PO BOX 2499

I represent: Preserve Harlems Legacy @and/self

Address: Same

Please complete this card and return to the Sergeant-at-Arms



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Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: May 20 2025

(PLEASE PRINT)

Name: Sheep Benjamin

Address: [REDACTED] NY 10033

I represent: Guiding Star Covenant Foundation

Address: \_\_\_\_\_

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in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Shams DaBaron

Address: [REDACTED] NY NY

I represent: Do Housing Hero

Address: \_\_\_\_\_

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in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: GEORGE BROWN

Address: [REDACTED] 2540 X AVENUE

I represent: 2921400 HOUSES

Address: \_\_\_\_\_

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in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: CHRISTOPHER LEON JOHNSON

Address: [REDACTED] BUFFALO AVENUE 5TH

I represent: SELF

Address: \_\_\_\_\_

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